

**MINUTES OF THE AMES AREA METROPOLITAN PLANNING ORGANIZATION  
TRANSPORTATION POLICY (AAMPO) COMMITTEE AND  
REGULAR MEETING OF THE AMES CITY COUNCIL**

**AMES, IOWA**

**JULY 12, 2016**

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member Ann Campbell at 6:00 p.m. on the 12th day of July, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Chris Nelson, City of Ames; Wayne Clinton, Story County. Voting members Gloria Betcher, City of Ames; Peter Orazem, City of Ames; Chet Hollingshead, Boone County; Jonathan Popp, City of Gilbert; and Cole Staudt, Ames Transit Agency, were absent. AAMPO Administrator John Joiner and City of Ames Transportation Planner Tony Filippini were also present. Garrett Pedersen, representing the Iowa Department of Transportation, was absent.

Mayor Campbell announced that she had returned to Ames earlier than planned; therefore, the first item on the Agenda (appointing Council Member Nelson as Temporary Chairperson for this meeting) was moot.

**HEARING ON 2017-2020 TRANSPORTATION IMPROVEMENT PROGRAM (TIP):** AAMPO Administrator John Joiner recalled that the Policy Committee had reviewed and unanimously approved the Draft TIP on June 14, 2016. Last Friday, it was discovered that an update needed to be made to it to remove Project No. 1948 (Shared Use Path - South Duff Avenue from Squaw Creek to South 5<sup>th</sup> Street); that Project will be accomplished through local development. The federal funds have been moved from that Project to Project No. 14980 (Skunk River Trail from Bloomington Road to Ada Hayden Park); that Project is planned to bid this fall.

The hearing was opened by Ms. Campbell. No one asked to speak, and the hearing was closed.

Moved by Clinton, seconded by Corrieri, to approve the 2017 - 2020 Transportation Improvement Program, as updated.

Vote on Motion: 6-0. Motion declared carried unanimously.

**ADJOURNMENT:** Moved by Gartin to adjourn the AAMPO Transportation Policy Committee meeting at 6:02 p.m.

Vote on Motion: 6-0. Motion declared carried unanimously

**REGULAR MEETING OF THE AMES CITY COUNCIL**

The Regular Meeting of the Ames City Council was called to order by Mayor Campbell at 6:05 p.m. on July 12, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, and Chris Nelson. Gloria Betcher, Peter Orazem, and *ex officio* Member Sam Schulte were absent.

Mayor Campbell announced that she had returned to Ames earlier than planned; therefore, the first item on the Agenda (appointing Council Member Nelson as Temporary Chairperson for this meeting) was moot.

**CONSENT AGENDA:** Moved by Nelson, seconded by Corrieri, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meeting of June 21, 2016, and Regular Meeting of June 28, 2016
3. Motion approving Report of Contract Change Orders for June 16-30
4. Motion approving new Special Class C Liquor License & Outdoor Service for Botanero Latino, 604 East Lincoln Way
5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Class C Liquor – Welch Avenue Station, 207 Welch Avenue
  - b. Special Class C Liquor, B Wine, & Outdoor Service – Wheatsfield Cooperative, 413 Northwestern Avenue, Suite 105
  - c. Class C Liquor & Outdoor Service – Bar, 823 Wheeler Street, Suite 4
  - d. Class B Beer – Panchero’s Mexican Grill, 1310 South Duff Avenue
  - e. Class C Liquor – Applebee’s, 105 Chestnut Street
  - f. Special Class C Liquor – Triple Double, 223 Welch Avenue
  - g. Class C Liquor & Outdoor Service - VenuWorks, Scheman Building
6. Motion approving request for authority to retain additional outside counsel
7. Requests from Main Street Cultural District for Summer Sidewalk Sales on July 28-July 30, 2016:
  - a. Motion approving blanket Temporary Obstruction Permit for 400 block of Kellogg Avenue from 4 to 7:30 p.m. on Thursday, July 28, and Blanket Vending License
  - b. RESOLUTION NO. 16-395 approving closure of 400 block of Kellogg Avenue from 4 to 7:30 p.m. on Thursday, July 28, and waiving requirement of reimbursement for lost parking meter revenue
  - c. RESOLUTION NO. 16-396 approving suspension of parking regulations in Central Business District from 8:00 a.m. to 6:00 p.m. on Saturday, July 30
  - d. RESOLUTION NO. 16-397 approving waiver of fees for blanket Vending License and parking meters in entire Central Business District
8. Requests from Main Street Cultural District for Foodies & Brew on August 19, 2016:
  - a. Motion approving Blanket Temporary Obstruction Permit and Blanket Vending License
  - b. Motion approving 5-day (August 18-22) Special Class C Liquor License and Outdoor Service
  - c. RESOLUTION NO. 16-398 approving closure of Douglas Avenue, and 12 metered parking spaces, between Main Street and Fifth Street from 8 a.m. on Friday, August 19, to 1 a.m. on Saturday, August 20, and waiver of parking meter fees
  - d. RESOLUTION NO. 16-399 approving waiver of Blanket Vending License fee
9. Requests from Iowa State Running Club for Mile on Main Street on Saturday, September 17, 2016:
  - a. Motion approving blanket Temporary Obstruction Permit for Burnett Avenue, Clark Avenue, 8<sup>th</sup> Street, and 11<sup>th</sup> Street from 8:45 a.m. to 9:45 a.m. on Saturday, September 17
  - b. RESOLUTION NO. 16-400 approving closure of Burnett Avenue, Clark Avenue, 8<sup>th</sup> Street, 9<sup>th</sup> Street, 10<sup>th</sup> Street, and 11<sup>th</sup> Street from 8:45 a.m. to 9:45 a.m. on Saturday, September 17
  - c. RESOLUTION NO. 16-401 approving closure of 22 parking spaces within closed areas, and waiving requirement of reimbursement for lost parking meter revenue
10. RESOLUTION NO. 16-402 Professional Service Agreement with Shive-Hattery for engineering services for 2016/17 CyRide Route Pavement Improvements (S. 3<sup>rd</sup> Street/S. 4<sup>th</sup> Street)
11. RESOLUTION NO. 16-403 approving Professional Service Agreement with Stanley Consultants, Inc., for Engineering Services for East Industrial Area Utility Extension project
12. RESOLUTION NO. 16-404 waiving formal bidding requirements and approving software maintenance contract with Sungard/HTE for joint public safety network
13. RESOLUTION NO. 16-405 waiving formal bidding requirements and approving software maintenance contract with Sungard/HTE for Information Technology
14. RESOLUTION NO. 16-406 approving contract with EMC Risk Services, LLC, for Workers’ Compensation and Municipal Fire and Police “411 System” Claims Administration from August 1, 2016, through July 31, 2017, in an amount not to exceed \$55,000
15. RESOLUTION NO. 16-407 awarding contract for purchase of 15kV 500 KCMIL Compact Copper

Cable for Electric Services to Affinity Resources of San Francisco, California, in the amount of \$58,768.68

16. RESOLUTION NO. 16-408 approving contract renewal with Fletcher-Reinhardt Company of Cedar Rapids, Iowa, for purchase of Electric Meters in accordance with unit prices bid
17. RESOLUTION NO. 16-409 approving preliminary plans and specifications for the South Skunk River Basin Watershed Improvements (City Hall Parking Lot Reconstruction); setting August 3, 2016, as bid due date and August 9, 2016, as date of public hearing
18. RESOLUTION NO. 16-410 approving contract and bond for Ames/ISU Ice Arena LED Lighting Replacement
19. RESOLUTION NO. 16-411 approving contract and bond for Electrical Maintenance Services for Power Plant
20. RESOLUTION NO. 16-412 approving contract and bond for 2015/16 Storm Sewer Improvements Program (Various Locations)
21. RESOLUTION NO. 16-413 accepting completion of public improvements on Dotson Drive (Ames Middle School)
22. RESOLUTION NO. 16-414 approving Change Order No. 7 for WPC Digester Improvements Project
23. RESOLUTION NO. 16-415 accepting completion of WPC Decant Line Repairs Project
24. RESOLUTION NO. 16-416 accepting completion of 2013/14 and 2014/15 Resource Recovery System Improvements (HVAC Improvements)

Roll Call Vote: 4-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**PUBLIC FORUM:** Matthew Goodman, 2019 Friley Road, Ames, said that he was a member of Ames Progressive Alliance (Alliance). He shared that the Alliance has been working in conjunction with the Body of Christ Church located at 114 - 5<sup>th</sup> Street in Ames to hold a community conversation on race relations in the City of Ames. Mr. Goodman stated that one of the pillars of the goals of the Ames Progressive Alliance is to empower residents of the community whose voices might not otherwise be heard. He invited the Mayor and City Council to stop by on July 14 from 7 - 9 p.m. at the Body of Christ Church at 114-5th Street. He also invited the Human Relations Commission to attend to hear the perspectives shared.

No one else came forward to speak, and the Mayor closed Public Forum.

**SOUTH DUFF ACCESS SAFETY IMPROVEMENTS PROJECT:** Traffic Engineer Damion Pregitzer recalled that, on December 22, 2015, staff had provided an update to the City Council on the progress of the South Duff Access Project. Since that time, City staff and Clapsaddle-Garber (CGA), the City's engineering consultant, have been working with Walmart's Realty Department headquartered in Bentonville, Arkansas, to create a Cross-Access Easement connecting the businesses along the east side of South Duff Avenue. The coordination with Walmart also included developing a Cost-Sharing Agreement for design and construction among the City, Walmart, and Hunziker Development. Walmart has agreed to the Project, but they indicated that they wanted to see the design and approximate costs. According to Mr. Pregitzer, in order to progress with final engineering design for development of plans and specifications for bidding, an Amendment to the Professional Service Agreement with CGA will be needed. Clapsaddle-Garber will facilitate stakeholder meetings, draft Cross-Access Easements, and develop conceptual design. If that Amendment is approved, staff will then be able to work with all of the impacted business owners to create a final design that addresses their concerns as best as possible.

Mr. Pregitzer pointed out that the City only had a concept back in December. He has met with property owners on both the east and west sides of South Duff and heard their concerns, which he categorized as design-related. Having a design will actually provide details that will allow him to address the

concerns of the impacted property owners. One of the benefits of entering into the Design Agreement is that it will allow for stakeholder meetings to be facilitated. Site visits will be made so that the consultants can see and hear the property owners' concerns.

Attorney Bill Talbot, Newbrough Law Firm, 612 Kellogg, Ames, stated that he was representing four local owners and Great Western Bank, who are all opposed in principal to this project. Answering an inquiry from Council Member Gartin, Mr. Talbot shared that the client he is representing tonight is the Bundy Family. Mr. Talbot shared that all of the owners he represents have great doubt whether there will be any improvements in safety or traffic flow as a result of this project. He wanted to speak tonight before the design was decided because these projects have a tendency to have a "snowball rolling down a hill" effect. Noting that two of the Council Members were absent from this meeting, he said that it was not the best time to take a vote on the design phase of this Project. Mr. Talbot recommended that, before any part of this Project moves forwards, the City meet with all property owners, not just a few owners, and convince them that there will be safety or traffic-flow improvements. Council Member Gartin noted that there had been several lengthy conversations and two workshops held about this Project when issues voiced by the property owners were examined. He asked Mr. Talbot what more he would like the City to do. Mr. Talbot stated that his clients disagree with the claims that there will be an improvement in traffic flow or safety.

Mr. Pregitzer advised that the final product will result in what the Iowa Department of Transportation (Iowa DOT) can approve or not approve. According to Mr. Pregitzer, the City of Ames has a very good working relationship with the Iowa DOT District 1; that office is located in Ames, so they know the importance of the improvements that are needed for the area. According to Mr. Pregitzer, there is \$400,000 in a Safety Grant and \$450,000 in a USTEP Grant for this Project from the State, so the Iowa DOT is a very involved partner. Mr. Pregitzer indicated that the City is working hard to balance the Iowa DOT needs with how the property owners will be impacted. Mr. Pregitzer commented that the City will do whatever it can to lessen the impact on the business owners. It was also reported by Mr. Pregitzer that the Iowa DOT has indicated a strong desire to complete this project in this construction year. He emphasized, however, that the item on tonight's Agenda pertains to only the beginning of the design phase, not the actual construction.

Council Member Beatty-Hansen asked if the design would include an eastern access route. Mr. Pregitzer acknowledged that it would.

Council Member Gartin asked Mr. Pregitzer to expound on the concerns about improved traffic flow and safety. Mr. Pregitzer stated that, before the concept for this Project was even presented, a traffic study, benefit-cost analysis, and safety analysis were conducted. He referenced the Report given to the City Council in July of 2015, which quantifies the improvement related to the delay in having the signal in there. The crash reduction data were also in that Report. Mr. Pregitzer said that he had been asked how these improvements fit into the "bigger picture" of the City's overall Transportation Plan. He had been asked why the City wasn't focusing on the Grand Avenue Extension. Mr. Pregitzer reported that the City is focusing on the Grand Avenue Extension; it is the highest-priority project that the City has. However, it is not the only transportation improvement that the City is looking to as one project doesn't necessarily fix the problem; they play in to each other. Mr. Gartin recalled that an animated model had been developed to show how this Project would work. Mr. Gartin asked Mr. Pregitzer to provide that information and model to Attorney Talbot. Council Member Gartin asked Mr. Pregitzer to explain how the safety of the South Duff Corridor would be improved by this Project. Mr. Pregitzer answered that the median will simplify the driver's options and remove the possibility of a driver making a left-hand turn in front of oncoming traffic. Council Member Gartin stated that the City's goal is to get this project done right. He requested that any suggestions from Mr. Talbot's clients on how to make it better be shared with Mr. Pregitzer.

It was emphasized by Mr. Pregitzer that moving ahead with the design will provide the opportunity to work with stakeholders to address their concerns with specific solutions and still allow the project to be substantially completed by the end of the calendar year. Not knowing specific design information has been an ongoing source of frustration to stakeholders that were not able to be addressed through conceptual design.

Moved by Nelson, seconded by Gartin, to adopt RESOLUTION NO. 16-417 approving the Cost-Sharing Agreement among the City of Ames, Walmart, and E-M Hunziker, LLC, for each party to pay one-third of the Design Contract Amendment.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Nelson, seconded by Gartin, to adopt RESOLUTION NO. 16-418 approving the Professional Services Agreement Amendment with Clapsaddle-Garber Associates, Inc., in the amount of \$87,873.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**3599 GEORGE WASHINGTON CARVER AVENUE:** Planning and Housing Director Kelly Diekmann advised that the alternatives, as structured, were not quite correct as far as the order in which the three items have to occur. The rezoning does have to happen first, so Alternative 1.a. is correct. There should have been a condition (iv.) under Alternative 1.b., to state that approval of the Major Site Development Plan would be effective only upon the third reading of the Rezoning Ordinance. Item 1.c., should have included that approval of the Preliminary Plan would be effective only upon the third reading of the Rezoning Ordinance.

Mr. Diekmann noted that the subject land was annexed approximately a year ago. The applicant is requesting the property develop as a Planned Residential District (PRD) due mainly to concerns over the space needed for a public street. The private street is the primary difference between this development and a conventional development. According to Director Diekmann, staff is supportive of the private street. Even though the City does not have private street standards, staff defaults to expectations that private streets provide the same level of pedestrian connectivity and convenience as public street. The applicant has proposed that a sidewalk be placed only on one side of the private street; however, staff believes that sidewalks should be installed along both sides of the private street to be in line with the minimum public street requirements, which is for sidewalks to be installed on both sides of residential streets. That is the only deviation that the applicant is requesting; otherwise, it meets the intent of the PRD. A map of the layout was presented by Mr. Diekmann. He noted that in lieu of a cul-de-sac, there will be a fire turnaround that meets Fire Code requirements; that will not be maintained by the City. There will be a Conservation Easement, thus meeting some of the principles of a PRD.

According to Director Diekmann, the Planning and Zoning Commission, at its meeting of June 15, 2016, voted (6-0) to recommend that the City Council rezone the subject property; approve the Major Site Development Plan, subject to conditions; and approve the project without requiring the additional sidewalk along the south side of the street. Functionally, it will be two private sidewalks.

Council Member Nelson noted that the sidewalk along George Washington Carver will connect to an existing sidewalk. However, as it loops around, it will go into an Outlot A in Scenic Valley that just goes into an outlot. Mr. Diekmann advised that it will connect into the private sidewalk system for Scenic Valley. Mr. Nelson said he was fairly comfortable with sidewalk on one side of a private street since there were such a few number of lots involved.

Council Member Gartin asked about water flow from this Subdivision. Specifically, he asked if any of the water will flow to the Fromm's property. According to Director Diekmann, the storm water is directed to the Outlot, not directly into the channel (drainage way). At the inquiry of Mr. Gartin, Mr. Diekmann answered that notice had been provided to property owners within 300 feet, which would have included the Fromms.

Hearings on rezoning from Agricultural (A) and Suburban Residential Low Density (FS-RL) to Planned Residence District (F-PRD); and, on the Major Site Development Plan (MSDP). Mayor Campbell opened the public hearing for both items. Justin Dodge, Hunziker & Associates, 105 South 16<sup>th</sup> Street, Ames, commented that there had been 26 different iterations of this project, and finally, it appears that they finally came up with a plan that would be economically feasible and able to be approved. Mr. Dodge stated that the one sticking point is the sidewalk on the south side of the street. With only five lots, the developer believes that a sidewalk is not necessary on that side. There is a sidewalk on the other side of the street, and it would equate to someone having to walk a few feet to the other side. There is a fair amount of problems with elevation as well. The remainder of the property is in the flood plain.

Mr. Dodge stated that the applicant has met with the Fromms. The project has been engineered so that their property would not be impacted by any water flow. There is a detention basin so that all the water to the south would come into that basin. According to Mr. Dodge, the Fromms should see an actual reduction in storm water coming into the channel. The Council was requested by Mr. Dodge to approve Alternative No. 2: approve the request for rezoning and the MSDP without requiring the installation of a sidewalk on the south side.

Council Member Beatty-Hansen commented that she did not want the Council to compromise on the sidewalk requirement. She noted that pedestrian access is important in all developments and wants to require sidewalks be installed on both sides, especially because the developer has stated that the design will not be affected. Mr. Dodge acknowledged that the design would not be impacted; however, the developers do not believe a sidewalk for such a few number of lots is necessary.

No one came forward to address the Council, and the hearing was closed.

Moved by Corrieri, seconded by Nelson, to pass on first reading an Ordinance rezoning 3599 George Washington Carver Avenue from Agricultural (A) and Suburban Residential Low Density (FS-RL) to Planned Residence District (F-PRD).  
Roll Call Vote: 4-0. Motion declared carried unanimously.

Moved by Nelson, seconded by Gartin, to adopt RESOLUTION NO. 16-419 approving the MSDP, to be effective on the third reading of the Rezoning Ordinance, for 3599 George Washington Carver without installation of the sidewalk on the south side of Scenic Point.

Council Member Gartin stated his opinion that, on a private street with such a few number of impacted lots and short amount of area, requiring sidewalks on both sides would not contribute anything to the community.

Roll Call Vote: 3-1. Voting aye: Corrieri, Gartin, Nelson. Voting nay: Beatty-Hansen. Resolution failed.

Mayor Campbell asked if there was another motion anyone would like to make.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 16-419 approving the MSDP, to be effective on the third reading of the Rezoning Ordinance, for 3599 George Washington Carver, requiring installation of sidewalks on both sides of Scenic Point.

Council Member Gartin asked to know the price of the sidewalk on the south side of Scenic Point. Mr. Dodge replied that it would be approximately \$7,000. He stated that, rather than having to wait for it to come back, he would prefer to keep the project on schedule even if it means they have to install the sidewalk on both sides.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Nelson, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 16-420 approving the Preliminary Plat, to be effective on third reading of the Rezoning Ordinance.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**HEARING ON TEXT AMENDMENT TO CORRECT AN OMISSION, SPECIFICALLY SECTION 9.7(3), CONDITIONAL USES, APPEALS AND VARIANCES, FROM CHAPTER 9, FLOOD PLAIN ZONING REGULATIONS:** The Mayor opened the public hearing and closed it as there was no one who came forward to speak.

Moved by Nelson, seconded by Corrieri, to pass on first reading an Ordinance to correct an omission, specifically Section 9.7(3), Conditional Uses, Appeals and Variances, from Chapter 9, Flood Plain Zoning Regulations.

Roll Call Vote: 4-0. Motion declared carried unanimously.

Mayor Campbell noted that staff had requested that the City Council waive the rules necessary for the adoption of an Ordinance; however, since it requires an affirmative vote by three-quarters of the Council to do so, and there were not three-quarters of the Council present, that request cannot be fulfilled.

**HEARINGS ON PROPOSED CONTRACT FOR SALE OF CITY-OWNED PROPERTY AT 1125 MAXWELL AVENUE IN CONNECTION WITH THE COMMUNITY DEVELOPMENT BLOCK GRANT NEIGHBORHOOD SUSTAINABILITY PROGRAM:** Mayor Campbell opened the public hearing. She noted that staff had stated that it was continuing to work with Habitat for Humanity of Central Iowa in finalizing the contract and had requested that the hearing be continued to a later date. The Mayor asked if there was anyone wishing to speak at this time. No one came forward.

Moved by Nelson, seconded by Corrieri, to continue the hearing, to a date uncertain, on the proposed contract for sale of the City-owned property at 1125 Maxwell Avenue in connection with the Community Development Block Grant Neighborhood Sustainability Program.

Vote on Motion: 4-0. Motion declared carried unanimously.

**HEARING ON PROPOSED CONTRACT FOR SALE OF CITY-OWNED PROPERTY AT 306 WELLONS DRIVE IN CONNECTION WITH THE COMMUNITY DEVELOPMENT BLOCK GRANT NEIGHBORHOOD SUSTAINABILITY PROGRAM:** Mayor Campbell opened the public hearing. She pointed out that staff was continuing to work with Habitat for Humanity on this item as well, and the hearing needed to be continued. There was no one wishing to speak at this meeting on this item.

Moved by Beatty-Hansen, seconded by Corrieri, to continue the hearing, to a date uncertain, on the proposed contract for sale of City-owned property at 306 Wellons Drive in connection with the Community Development Block Grant Neighborhood Sustainability Program.

Vote on Motion: 4-0. Motion declared carried unanimously.

**STAFF UPDATE ON URBAN DEER MANAGEMENT PROGRAM:** Police Chief Chuck Cychosz presented an update on the City's Urban Deer Management Program. He advised that deer densities are down on the east side, but on the west side, there are some very high densities. According to Chief Cychosz, the majority of the Task Force members supported the continuation of hunting in designated City locations. Staff is recommending that the Council approve bow hunting within the Park System for another year following the current practices.

Moved by Beatty-Hansen, seconded by Nelson, to approve bow hunting within the Park System, City property, and other eligible property as detailed in Urban Deer Management Ordinance and rules.  
Vote on Motion: 4-0. Motion declared approved unanimously.

**ORDINANCE REZONING PROPERTY AT 104 SOUTH HAZEL AVENUE:** Moved by Corrieri, seconded by Gartin, to pass on second reading an Ordinance rezoning property at 104 South Hazel Avenue from Government/Airport District (S-GA) to Neighborhood Commercial (NC).  
Roll Call Vote: 4-0. Motion declared carried unanimously.

**ORDINANCE PERTAINING TO RESIDENTIAL LOW-DENSITY PARK ZONE MINIMUM BUILDING SETBACK AT EXTERIOR BOUNDARY LINE:** Moved by Nelson, seconded by Gartin, to adopt ORDINANCE NO. 4264 pertaining to Residential Low-Density Park Zone minimum building setback at the exterior boundary line.  
Roll Call Vote: 4-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**COUNCIL COMMENTS:** Moved by Nelson, seconded by Gartin, to refer to staff to initiate a text amendment to allow for a clubhouse as an accessory use to apartments within the Floating Suburban Residential Medium Density Zoning District.  
Vote on Motion: 4-0. Motion declared carried unanimously.

Moved by Nelson, seconded by Corrieri, to refer to staff to put on the Planning Work Plan in the future to initiate a text amendment to create a minor amendment process for Major Site Development Plans that is the same process as allowed for Planned Residential Developments.  
Vote on Motion: 4-0. Motion declared carried unanimously.

Moved by Nelson, seconded by Corrieri, to refer for a memo for more information the request from Brian Torresi, DavisBrown Law Firm, Dated July 8, 2016, to Place Underground Geothermal Wells Within the Conservation Easement in Quarry Estates Subdivision, 1<sup>st</sup> Addition,

Council Member Gartin noted that the City already has pipelines or other utilities that go under City easements. He asked that the memo include information on how other easements affect City easements.

Vote on Motion: 4-0. Motion declared carried unanimously.

Moved by Beatty-Hansen to refer to staff the request from Café Beaudelaire asking to redefine its outdoor service area.

Assistant City Manager Brian Phillips reported that, under the City's current Sidewalk Café Ordinance, what is being proposed by Café Beaudelaire would not be allowed. However, proposed changes to the Ordinance will be coming before the City Council in the future. The proposed revisions have been submitted to the Legal Department for review. If those changes are approved by the Council, what is being requested might be workable.

City Attorney Parks said that she is reviewing the proposed changes; however, the review might not be



done in time for the next Council meeting; probably the first meeting in August would be more realistic. Mr. Phillips noted that Sidewalk Cafés are currently allowed to operate between April and October, so any changes might not be in effect for this year.

Council Member Gartin said that the proposal did not come with any recommendation from the Campustown Action Association. Council Member Corrieri noted that the CAA had been included when the Task Force had investigated it approximately two years ago.

Council Member Beatty-Hansen noted that parking stall closures were now being requested as part of this proposal. Even if Sidewalk Cafés were discussed a couple years ago, she felt it was important to review it again in light of the potential loss of parking spaces in Campustown

Motion died for lack of a second.

Moved by Gartin to refer to staff the letter from Chuck Winkleblack pertaining to the hotel being proposed for the 2700 Block of Lincoln Way.

Planning and Housing Director Diekmann advised that other actions will be presented to the City Council on August 9 pertaining to the redevelopment of 2700 Block of Lincoln Way. The developer will be present on that date to provide updated conceptual drawings. City Manager Schainker said that to increase the number of rooms in the proposed hotel would require changing the Ordinance to lower the parking requirement.

Motion died for lack of a second.

Mr. Diekmann advised that if the number of rooms in the hotel would increase, the number of apartments would decrease. He believed that the retail space would stay the same.

Moved by Gartin, seconded by Corrieri, to request a Staff Report on the City Council Agenda of July 26 for a discussion on the reduction in hotel parking to accommodate a larger hotel proposed for the 2700 Block of Lincoln Way.

Vote on Motion: 4-0. Motion declared carried unanimously.

**ADJOURNMENT:** Moved by Corrieri, to adjourn the meeting at 7:20 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor